Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	37 Bemboka Road, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,276,000 Property Type House Suburb Warranwood

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Landau Dr WARRANWOOD 3134	$1,170,000	17/11/2025
2	10 Sorrel Cr WARRANWOOD 3134	$1,276,000	13/11/2025
3	26 Eden Valley Rd WARRANWOOD 3134	$1,160,000	12/08/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/01/2026 16:00

37 Bemboka Road, Warranwood Vic 3134

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2025: $1,276,000

Comparable Properties



10 Landau Dr WARRANWOOD 3134 (REI/VG)

5 3 2

Price: $1,170,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 883 sqm approx

Agent Comments



10 Sorrel Cr WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,276,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 972 sqm approx

Agent Comments



26 Eden Valley Rd WARRANWOOD 3134 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 900 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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